

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 16, 2017
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson Stephen Haase called the meeting to order at 9:05 a.m. Chairperson Stephen Haase adjourned the meeting at 10:56 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present
Vice-Chairperson Sue Peerson – present
Commissioner James Whalen – present
Commissioner Anthony Wagner – present
Commissioner Theresa Quiroz – absent
Commissioner Douglas Austin – present
Commissioner William Hofman - present

Staff

Keely Halsey, City Attorney – present / out at 9:14 a.m.
Corrine Neuffer, City Attorney – present / in at 9:14 a.m.
Brian Schoenfisch, Planning Department – present
PJ Fitzgerald, Development Services Department – present
Louis Schultz, Development Services Department – present
Carmina Trajano, Recorder –present

ITEM – 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

NONE

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

NONE

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

ITEM # 8 – BALLPARK VILLAGE TM – PROJECT NO. 535409

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR'S REPORT:**

NONE

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Wagner commented that last Wednesday, he wrote a letter to the Chair and Ms. Neuffer with regards to his resignation. He has taken a position that no longer allows him to serve on the Planning Commission. First, he thanked the Mayor for giving him the pleasure to serve. He thanked all the Commissioners that he served with, who had taught him a tremendous amount, especially the last three Chairs in which he served under; most notably Chair Golba who sat with him for the last three and a half years. He mentioned that it's amazing how civic duty also led to a permanent friendship with Mr. Golba. He also appreciates the leadership of Mr. Haase; they both served together in many different occasions all the way back to the Navajo Community Planners. He stated that it has been a tremendous pleasure to move San Diego forward in affordability, in transit and how we need to look in the future, so there are children can afford the homes in which we live in now. He also thanked his wife who was in the audience for allowing him to serve and for her support while he was doing volunteer work, especially all the days when they are poured out with documentations to ensure that they can make the best decisions. He also thanked his daughter who was also in the audience; he often do his homework alongside her and today is her one last opportunity to get out of school to see him finish the Planning Commission. Lastly, he thanked the Mayor for giving him

the opportunity to serve under his leadership and he is very grateful to be on the Commission.

Commissioner Haase thanked Commissioner Wagner for his service and his contribution. He stated that it's a learning experience for all to be on the Commission. He also thanked Mr. Wagner's family for their support and wished him the best of luck in his new endeavor and his new career.

Commissioner Peerson commented that she enjoyed sitting next to him and she appreciates his leadership and vision in his community as well in citywide issues. She agreed with him that this opportunity for civic duty particularly when they're unpaid are quite rewarding not just because of the project that they see coming before them, but the people they serve with. She thanked Commissioner Wagner and will also miss sitting next to him.

Commissioner Whalen echoed the comments; he stated that they learned a lot from each other and will miss Commissioner Wagner.

Commissioner Austin commented that he loves Commissioner Wagner's candor and his passion about what he do; he also has special expertise, especially in the area of security and keeping neighborhood safe. One of the things he loves about the Commission, is that there is a nice balance and people has different expertise. He stated that he learned a lot from Commissioner Wagner; he was sorry to hear that he was leaving and will miss him. He wished him the best of luck.

Commissioner Hofman commented that he is the newest one in the Planning Commission. On his first day, he didn't have a clue where to even sit and Commissioner Wagner was there, guided him through and taught him all the things that he needed to do. He thought that was real kindness and will always remember that. He really appreciates his kindness and he was sorry to see him go.

ITEM – 7:

Continued from February 23, 2017

*** 1122 4TH AVENUE – CALIFORNIA THEATRE – PROJECT NO. 2014-76**

City Council District: 3 Plan Area: Downtown

Staff: Aaron Hollister

Speaker slips in favor of the project submitted by Jim Bartell, Cyrus Sanandaji, Joseph Martinez, Marina Welb, Bianca Martinez, Daniel Reeves, Kris Michell, F. Stephen Masek, Gary Smith, Marie Lia, Jan Bougeois, Michelle Fehrensens, Bill Graham, Gary London and Jo D.

Speaker slips in opposition to the project submitted by Ann Woods, Bruce Coons, A. Hayes and Dawn N. Griffin.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION APPROVING THE STAFF'S RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL CERTIFICATION OF THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (FSEIR) PREPARED FOR THE PROJECT AND ADOPTION OF THE FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS; APPROVAL OF A RESOLUTION AND AN ORDINANCE, RESPECTIVELY, AMENDING THE DCP AND CCPDO TO REMOVE THE PROJECT SITE FROM THE EMPLOYMENT OVERLAY; APPROVAL OF THE SITE DEVELOPMENT PERMIT FOR DEMOLITION OF A HISTORIC RESOURCE; RECOMMEND APPROVAL OF THE CENTRE CITY DEVELOPMENT PERMIT; RECOMMEND APPROVAL OF THE PLANNED DEVELOPMENT PERMIT WITH REQUESTED DEVIATIONS; RECOMMEND APPROVAL OF THE NEIGHBORHOOD USE PERMIT FOR THE COMPREHENSIVE SIGN PLAN AND OUTDOOR SEATING ASSOCIATED WITH AN EATING AND DRINKING ESTABLISHMENT. THE PLANNING COMMISSION ALSO VOTED TO INCLUDE SPECIFIC RECOMMENDATIONS TO THE CITY COUNCIL WHICH INCLUDED:

1. A RECOMMENDATION WAS MADE THAT THE FOLLOWING MITIGATION MEASURES RECOMMENDED BY THE HISTORIC RESOURCES BOARD SHOULD BE INCLUDED IN THE PROJECT'S MITIGATION, MONITORING, AND REPORTING PROGRAM, WHICH INCLUDE:
 - A. THE ART DISPLAY THAT IS PROPOSED TO SCREEN THE ABOVE-GRADE PARKING AREAS SHALL REFERENCE THE HISTORIC CALIFORNIA THEATER AND FURTHERMORE SHALL BE REVIEWED BY THE HRB; AND
 - B. THE SALVAGE DISPLAYS THAT ARE REQUIRED AS PART OF THE MMRP SHALL BE REQUIRED TO BE REVIEWED BY THE HRB.
2. THE PLANNING COMMISSION RECOMMENDED THAT THE TOWER SIGN PROPOSED UNDER THE NUP FOR THE COMPREHENSIVE SIGN PLAN IS NOT APPROPRIATE ON A RESIDENTIAL TOWER AND RECOMMENDED THAT THE TOWER SIGN SHOULD NOT BE SUPPORTED BY THE CITY COUNCIL.
3. THE PROPOSED REPLICATION OF THE MOVIE MARQUEE FOUND ON THE FOURTH AVENUE ELEVATION SHOULD BE BASED ON HISTORIC PHOTOGRAPHS AND A CONDITION SHOULD BE ADDED TO THE NUP THAT REFLECTS THIS REQUIREMENT.

Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz absent.

ITEM – 8:

BALLPARK VILLAGE TM- PROJECT NO. 535409

City Council District: 3 Plan Area: Downtown

Staff: Renee Mezo

Speaker slips in favor of the project submitted by Lisa Leweck and Gary Smidt.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER PEERSON MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF'S RECOMMENDATION TO APPROVE TENTATIVE MAP NO. 1882605 WITH AMENDMENT TO CORRECT ATTACHMENT 4, PAGE 3 OF 3 UNDER INFORMATION SECTION AND REFERRED IT AS A TENTATIVE MAP WAIVER ON THE FIRST AND THIRD BULLETS AND ANYWHERE ELSE THAT REFERENCED IT AS A MAP WAIVER. Commissioner Wagner seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz absent.